

128.0

0002

0025.0

Map

Block

Lot

1 of 1

Apartment

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

793,500 / 793,500

USE VALUE:

793,500 / 793,500

ASSESSED:

793,500 / 793,500

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
44		SCHOOL ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: NEXUS INC	
Owner 2:	
Owner 3:	
Street 1: 888 MAIN STREET	
Street 2:	

Twn/City: WOBURN	St/Prov: MA	Cntry:	Own Occ: N
Postal: 01801		Type:	

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains .137 Sq. Ft. of land mainly classified as Housing, Oth with a Hospital Building built about 1930, having primarily Aluminum Exterior and 2436 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 2 Above Street
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

ACTIVITY INFORMATION
Date Result By Name
4/18/2018 MEAS&NOTICE CC Chris C
1/20/2009 Measured 336 PATRIOT
5/3/2000 Meas/Inspect 264 PATRIOT
12/16/1999 Mailer Sent
12/2/1999 Measured 243 PATRIOT
8/29/1993 JK

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl Infl % Infl % Appraised Alt Spec J Fact Use Value Notes
Code Fact PriceUnits Units Factor Value Price Adj Neigh Infl Mod Infl 1 % Infl 2 % Infl 3 % Value Class Land Code Value
959 Housing, Oth 5962 Sq. Ft. Site 0 80. 1.00 9

Sign: VERIFICATION OF VISIT NOT DATA
/ / /

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
959	5962.000	313,500	900	479,100	793,500	

Total Card	0.137	313,500	900	479,100	793,500	Entered Lot Size
Total Parcel	0.137	313,500	900	479,100	793,500	Total Land:
						Land Unit Type:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	325.81	/Parcel: 325.81

04/18/18  
10013!

PRIOR ID # 1: 82920  
PRIOR ID # 2:  
PRIOR ID # 3:  
PRIOR ID # 1:  
PRIOR ID # 2:  
PRIOR ID # 3:  
ASR Map:  
FACT DIST:  
REVAL DIST:  
YEAR:  
LAND REASON:  
BLD REASON:  
CIVIL DISTRICT:  
RATIO:

PRINT DATE TIME  
12/30/21 09:57:24

LAST REV DATE TIME  
03/27/19 11:46:59

DANAM

10013

FACT DIST:  
REVAL DIST:  
YEAR:  
LANDREASON:  
BLDREASON:

CIVILDISTRICT:  
RATIO:

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>													
Type: 89 - Hospital	Sty Ht: 2T - 2 & 3/4 Sty	(Liv) Units: 2	Total: 2	Full Bath: 2	Rating: Average	HOME FOR SPECIAL NEEDS.																			
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 3 - Aluminum	Sec Wall:	A Bath: 3/4 Bath: A 3QBth: 1/2 Bath: 1	Rating: Rating: Rating: Average																				
			%	A HBth: OthrFix: 0	Rating: Rating:																				
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE		OTHER FEATURES	Kits: 1	Rating: Average	RESIDENTIAL GRID																		
View / Desir:				A Kits: Fpl: WSFlue:	Rating: Rating: Rating:	1st Res Grid Desc: Line 1	# Units 1																		
<b>GENERAL INFORMATION</b>				Location:	Total Units:	Level	FY LR DR D K FR RR BR FB HB L O																		
Grade: C - Average	Year Blt: 1930	Eff Yr Blt:		Floor:		Other																			
Alt LUC:		Alt %:		% Own:		Upper																			
Jurisdict:		Fact: .		Name:		Lvl 2																			
Const Mod:						Lvl 1																			
Lump Sum Adj:						Lower																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>													
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	%	Phys Cond: AV - Average	30. %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL													
Partition: T - Typical				Economic:	%	Interior:		1	11	7	M														
Prim Floors: 3 - Hardwood				Special:	%	Additions:																			
Sec Floors: 4 - Carpet	25 %			Override:	%	Kitchen:																			
Bsmnt Flr: 12 - Concrete						Baths:																			
Subfloor:						Plumbing:																			
Bsmnt Gar:						Electric:																			
Electric: 3 - Typical						Heating:																			
Insulation: 2 - Typical						General:																			
Int vs Ext: S																									
Heat Fuel: 1 - Oil																									
Heat Type: 5 - Steam																									
# Heat Sys: 1																									
% Heated: 100		% AC: 100																							
Solar HW: NO	Central Vac: NO																								
% Com Wal	% Sprinkled																								
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:																	
<b>SPEC FEATURES/YARD ITEMS</b>				PARCEL ID 128.0-0002-0025.0												<b>IMAGE</b>									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
2	Frame Shed	D	Y	1	6X8	A	AV	1998	0.00	T	16.8	959													
19	Patio	D	Y	1	15X20	A	AV	2000	3.50	T	15.2	959			900		900								
More: N	Total Yard Items:	900	Total Special Features:						Total:						900										